



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

Bob Kinney - Chairman
Kent Rosenbury, Ward 1
Byron "Tee" Anderson, Ward 2
Hicks Poor, Ward 3
Roy Vanderslice, Ward 4
Brenda McCrae, Ward 5
Stephen Diffley, Ward 7

Tuesday, May 5, 2015

6:00 PM

City Hall Council Chambers

Present: Stephen Diffley, Roy Vanderslice, Hicks Poor, Brenda McCrae and Kent Rosenbury
Absent: Bob Kinney and Byron "T" Anderson

Staff:

Brian Binzer, Development Services Director
Rusty Roth, Planning & Zoning Manager
Ines Embler, Secretary to the Board
Shelby Little, Planning Administrator
Jasmine Chatman, Planner I
Daniel White, City Attorney

CALL TO ORDER & ROLL CALL:

Vice Chairman Diffley called the May 5, 2015 Planning Commission Meeting to order at 6:02PM

MINUTES:

20150329 April 1, 2015 Regular Planning Commission Meeting Minutes

Review and Approval of the April 1, 2015 Regular Planning Commission Meeting Minutes.

Mr. Poor made a motion, seconded by Ms. McCrae to approve the April 1, 2015 Regular Planning Commission Meeting Minutes, as written. Motion carried 4-0-0. Mr. Vanderslice arrived at the meeting after the vote was taken.

A motion was made by Poor, seconded by McCrae, that this Minutes be Approved and Finalized. The motion CARRIED by the following vote.

Absent: 3

Vote For: 4

Vote Against: 0

REZONINGS/ANNEXATIONS/FUTURE LAND USE:**20150290 Z2015-15 [REZONING] VERMEER SOUTHEAST SALES AND SERVICE, INC.**

Z2015-15 [REZONING] VERMEER SOUTHEAST SALES AND SERVICE, INC. requesting rezoning for two properties located in Land Lot 1138, District 16, Parcel 0040 (also known as 1350 Gresham Road) and Land Lot 1167, District 16, Parcel 0040 (also known as 1330 Gresham Road), from R-20 (Single Family Residential - Cobb County) to LI (Light Industrial - City). Ward 5.

File number Z2015 15 was presented by Mr. Roth for a request to rezone two properties located at 1350 Gresham Road and 1330 Gresham Road from R 20 (Single Family Residential – Cobb County) to LI (Light Industrial - City).

A public hearing was held.

Mr. Adam Rosen, attorney for Sams, Larkin, Huff & Balli, LLP, representing the applicant is requesting to rezone two properties located at 1350 Gresham Road and 1330 Gresham Road from R 20 (Single Family Residential – Cobb County) to LI (Light Industrial - City), in order to better utilize space for expansion of business.

There was no one in opposition to this request.

Mr. Vanderslice stated that the City Ordinance calls for a 50 foot buffer when it backs up against residential property and that the letter received from the County states that they would have no objection to reduce a proposed buffer from forty feet (40') to ten feet (10'). He asked about the agreement between the families behind the property and for an explanation on how the buffer changed.

Mr. Rosen addressed the buffer and explained how the ten foot (10') buffer with the mature trees that are in place are effective. He said there was no opposition from the neighbors, the City or the County.

Mr. Poor asked what the activities around the site on a daily basis are, specifically in the area where they are proposing to store equipment on the gravel up against the property line.

Mr. Rosen referenced the map on display and explained that this is not a concrete working facility and said that any equipment being moved is either leaving or coming in to be serviced.

Mr. Poor asked for clarification that Vermeer provides sales and service but they do not have crews that meet there every morning and go out to perform work.

Mr. Rosen affirmed and said that Vermeer does not have its' own landscaping division that goes on regular calls itself, rather it's providing the services, sales and parts that a landscaping company may need.

Mr. Rosenbury asked about the anticipated new traffic patterns as it pertained to the growth of the business.

Mr. Rosen said they are not expecting any change in the size or type of equipment and therefore do not anticipate major changes in traffic patterns.

Mr. Poor asked staff if there was any Special Land Use requirement for the equipment that is stored on gravel.

Mr. Roth explained that if it's a wheeled vehicle that is constantly going back and forth, the City requires pavement, but if it is equipment that is being stored and just moved from time to time, the City allows gravel for the storage areas.

Mr. Diffley asked staff for confirmation that maintenance could not be done on gravel and Mr. Roth affirmed and said that maintenance would be done in the building and that was the reason why they were expanding the building.

The public hearing was closed.

Mr. Rosenbury made a motion, seconded by Ms. McCrae, to recommend approval as submitted. The motion carried 5-0-0.

A motion was made by Rosenbury, seconded by McCrae, that this Ordinance be Recommended for Approval. The motion CARRIED by the following vote.

Absent: 2
Vote For: 5
Vote Against: 0

20150291

A2015-03 [ANNEXATION] VERMEER SOUTHEAST SALES AND SERVICE, INC.

A2015-03 [ANNEXATION] VERMEER SOUTHEAST SALES AND SERVICE, INC. requesting the annexation of two properties located in Land Lot 1138, District 16, Parcel 0040 (also known as 1350 Gresham Road) and Land Lot 1167, District 16, Parcel 0040 (also known as 1330 Gresham Road), of the 2nd Section, Cobb County, Georgia consisting of 1.14 acres. Ward 5.

File number A2015 03 was presented by Mr. Roth for a request to annex two properties known as 1350 Gresham Road and 1330 Gresham Road from R 20 (Single Family Residential – Cobb County) to LI (Light Industrial - City).

A public hearing was held.

Mr. Adam Rosen, attorney for Sams, Larkin, Huff & Balli, LLP, representing the applicant is requesting to annex two properties located at 1350 Gresham Road and 1330 Gresham Road from R 20 (Single Family Residential – Cobb County) to LI (Light Industrial - City).

Mr. White asked Mr. Rosen if he is incorporating his previous remarks to this request and he affirmed.

There was no one in opposition to this request.

The public hearing was closed.

Ms. McCrae made a motion, seconded by Mr. Vanderslice, to recommend approval as submitted. The motion carried 5-0-0.

A motion was made by McCrae, seconded by Vanderslice, that this Ordinance be Recommended for Approval. The motion CARRIED by the following vote.

Absent: 2
Vote For: 5
Vote Against: 0

20150294

CA2015-03 [CODE AMENDMENT]

CA2015-03 [CODE AMENDMENT] In conjunction with the requested annexation of property in Land Lot 1138, District 16, Parcel 0040 (also known as 1350 Gresham Road) and Land Lot 1167, District 16, Parcel 0040 (also known as 1330 Gresham Road), the City of Marietta proposes to designate the Future Land Use of said property as IM (Industrial Manufacturing). Ward 5.

File number CA2015-03 was presented by Mr. Roth for a Code Amendment in conjunction with the requested annexation of property located at 1350 Gresham Road and 1330 Gresham Road from R 20 (Single Family Residential – Cobb County) to LI (Light Industrial - City).

A public hearing was held.

Mr. Diffley asked Mr. Rosen if he supports this recommendation from the City and he affirmed.

There was no one in opposition to this request.

The public hearing was closed.

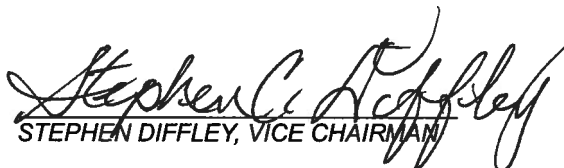
Mr. Rosenbury made a motion, seconded by Ms. McCrae, to recommend approval as submitted. The motion carried 5-0-0.

A motion was made by Rosenbury, seconded by McCrae, that this Ordinance be Recommended for Approval. The motion CARRIED by the following vote.

Absent: 2
Vote For: 5
Vote Against: 0

ADJOURNMENT:

The May 5, 2015 Planning Commission Meeting adjourned at 6:28PM.


STEPHEN DIFFLEY, VICE CHAIRMAN


INES EMBLER, SECRETARY